

TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission
Regular Meeting Minutes
September 2, 2010

Final

Chairperson Downie called the meeting all to order: 7:01 p.m.

Commission Members Present: Chairman Deb Downie, Nick Salerno, H. Lee Reichart, Jon Mitchell, Nat Trumbull and Alisa Morrison, alternate.

Commission Members Absent: Amanda Lindberg, Phil Biondo.

Staff Present: Candace Palmer WEO

Correspondence: None

Call for Public Comment: None

Consent Agenda:

a. IW #05-22 Edward Steinlauf – (Renewal) Seeking a permit for a 23 lot subdivision and all associated impacts, within an Upland Review Area & filling of wetlands by approx. 69.1 cubic yards. Property located West of Jeremy Hill Road, approx. 3,000 feet from Route 184 intersection. Assessor's Map 90, Block 1, Lot 1; Zone RR-80.

Attorney Rich Cody presented the application explaining that the site was in both the town of Stonington and the town of North Stonington. He stated that there had been difficulty obtaining the required permits in North Stonington.

Mr. Trumbull made the motion to approve. Mr. Reichart seconded. The motion was unanimously approved, 5-0.

Alternate Alisa Morrison was seated for regular member Phil Biondo.

b. IW #05-24 Gannett Fleming Inc. (Renewal) - Seeking a permit to redevelop the former Connecticut Castings Mill to 39 units of attached housing. Activity involves the construction of new structure, parking, landscaping, and retaining wall, with all associated impacts, within an Upland Review Area. Activity also includes filling of wetlands by approx. four +/- cubic yards. Property located 75 Stillman Avenue, Pawcatuck, CT. Assessor's Map 1, Block 1, Lot 1; Zone RH-10.

Randy Russ (partial owner) explained that due to the present economy the project has not moved forward but that they were hoping to do so in the future.

Ms. Morrison made the motion to approve, Mr. Reichart seconded. The motion was unanimously approved, 6-0.

New Business:

a. IW #10-17 Ann W. Wilkie - Seeking a permit for a stone retaining wall with associated fill and new lot grading of approximately 500 s.f. within the 100' upland review area. Property located on Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2; Zone RC-120.

Application was accepted and scheduled for sitewalk on October 2, 2010.

b. IW #10-18 Allied Development Partners, LLC – Seeking a permit for a 4 lot single family subdivision. Property located at 1225 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1A; Zone RA-40.

Application was accepted and scheduled for sitewalk on October 2, 2010.

Old Business:

a. IW #10-15 Suzanne Tyler, applicant - Seeking a permit for a two lot re-subdivision with a single family residence and septic system within the 100 ft Upland Review Area. Property located at 580 No. Main St. Assessor's Map 97, Block 1, Lot 4; Zone GB-130.

Engineer Donald Gerwick of Gerwick Merein LLC presented the application explaining the request to build the new single family residence in its proposed location. He explained that due to the zoning regulations the driveway would have to be paved until the first driveway.

Rich Snarski, Soil Scientist presented his report. He stated that the proposed activity would have no impact on the wetlands. He stated that the stone wall between the proposed new house and the wetlands would act as a barrier to future encroachments toward the wetlands. Mr. Lee Reichart asked about the sighting of the septic system. Mr.

Gerick explained that the leaching field is placed on the contours of the land in order to provide even distribution of effluent.

Mr. Mitchell made the motion to approve with the following stipulations:

1. Staff should be notified prior to the start of work to inspect sediment and erosion control measurements.
2. No clearing shall occur west of the stone wall without additional permitting from the Inland Wetlands Commission.
3. The stone wall located west of the proposed structure is to remain on site. Any changes to the existing stone wall are to be approved by staff.
4. Septic system pipe is to run on the southern side of existing driveway.

Ms. Morrison seconded. The motion was approved, 4-2.

Chairman Deb Downie-approve; Nick Salerno-deny; H. Lee Reichart-approve; Jon Mitchell-approve; Nat Trumbull-deny; Alisa Morrison-approve.

b. IW #10-16 Lattizori Development – 37 Lot residential subdivision including construction of approximately 4,238 feet of new roads with associated drainage, sanitary sewers and utilities. Construction of detention basins and grading within the Upland Review Area and discharge of stormwater to the wetlands. Property located at 189 Jerry Browne Rd. Mystic. Assessor's Map 134, Block 3, Lot 2; Map 133, Block 1, Lot 1A; Map 150, Block 2, Lot 1; Zone RA-40.

Attorney Theodore Ladwig presented the application.

Mike Cegan of "Richter & Cegan Landscape Architects", discussed the planned development layout.

Paul Biscuti of "DiCesare Bentley" described the plans for preserving the wetlands on the site. He described the three storm basins.

Ms. Downie asked questions including the sighting of the basins so close to the wetlands. Michael Klein, Soil Scientist described the soils and terrain of the site.

James Cowen, Soil Scientist stated that the week he did the flagging was during the March floods and thought the flooding of the site was minimal. He saw no environmental impact by the proposed development activity on the wetlands.

Ms. Morrison made the motion to approve with two stipulations:

1. Staff should be notified prior to the start of work to inspect sediment and erosion control measurements.
2. Prior to construction, the areas within 5± feet to the wetland are to be clearly demarcated with new flagging or orange construction fencing to avoid any accidental infringement into the wetland area.

Mr. Lee Reichart seconded the motion. The motion was unanimously approved, 6-0.

Other Business: None

Public Hearings:

Regulations: Discussions, etc.

Enforcement Officer's Report:

Review of Outstanding Minutes:

July 31, 2010, Mr. Reichart made the motion to approve, Ms. Morrison seconded. The minutes were unanimously approved, 6-0.

August 5, 2010, Ms. Morrison made the motion to approve, Mr. Reichart seconded. The minutes were unanimously approved, 6-0.

August 28, 2010, Mr. Trumbull made the motion to approve, as amended, Mr. Mitchell seconded. The minutes were unanimously approved, 6-0.

Alisa Morrison made the motion to adjourn, Mr. Reichart seconded. The meeting was adjourned at 9:12 P.M.



Nick Salerno, Secretary